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TO LET

OFFICE – 1,101 SQ FT (102.29 SQ M)

Office 1 Hanningtons Estate, 10 Hanningtons Lane, Brighton, BN1 1GS

LOCATION

The property is located in the heart of Hanningtons Estate parallel to North Street. Regular bus services run nearby on North Street, Queens Road & Western Road.

Churchill Square Shopping centre and the Lanes are a few minutes walk away providing a number of shops, restaurants, offices and bars. Brighton Station is less than 10 minutes walking distance and provides direct services to London Victoria (56 minutes fastest).

DESCRIPTION

10 Hanningtons Lane forms part of the wider Hanningtons Estate. The available space is on the first floor of this purpose built office building.

The office is predominantly open plan providing high specification offices to include LED lighting and energy efficient air conditioning. The space also benefits from a modern kitchen point and fitted glazed meeting rooms.

ACCOMMODATION (IPMS3)

	SQ FT	SQ M
Office 1	1,101	102.29

AMENITIES

- 24/7 access
- Air conditioning
- LED lighting
- Secure bike storage
- Shower facilities
- Meeting rooms

RENT

£38,535 per annum (£35 per sq. ft)

RATES

The rateable value for the property is £18,000.

VAT

VAT will be chargeable on the terms quoted.

LEGAL COSTS

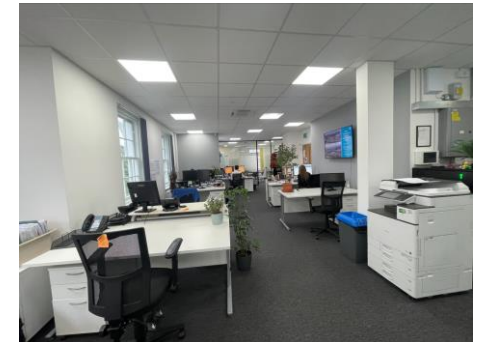
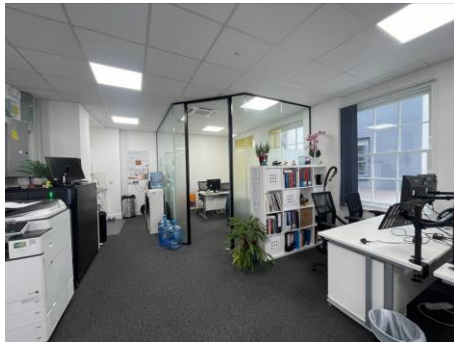
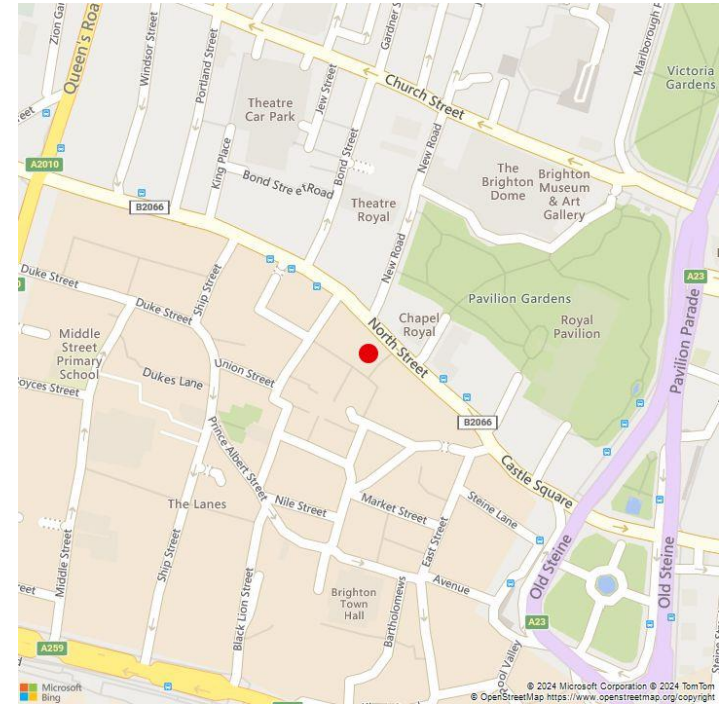
Each party is to be responsible for their own legal fees.

EPC

The property has an EPC rating of A.

SERVICE CHARGE

A service charge is payable – information on request.



VIEWINGS – 01273 876 200

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